

VILLAGE DEVELOPMENT STANDARDS

SUMMARY CHART

HOUSING AND REDEVELOPMENT DEPARTMENT CITY OF CARLSBAD 2965 ROOSEVELT STREET, SUITE B CARLSBAD, CA. 92008 (760) 434-2815

VILLAGE DEVELOPMENT STANDARDS

District	1	2	3	4	5	6	7	8	9
Setbacks	Side & Rear: 0 ft	Side & Rear: 0 ft	Side & Rear: 0 ft	Side & Rear: 0 ft	Front: 5 to 20' for	Front: 5 to 20'	Front: 5 to 20'	Front: 5 to 15'	Front: 5 to 20'
	Commercial and	Commercial and	Commercial and	Commercial and	residential; 5 to 10'	Side: 5 to 10'	Side: 5 to 10'	Side: 5 to 10',	Side: 5 to 10'
	Mixed Use Front: 0	Mixed Use Front: 0 ft	Mixed Use Front: 0 ft	Mixed Use Front: 0 ft	for commercial	Rear: 5 to 10'	Rear: 5 to 10'	street side; 10% of	Rear: 5 to 15'
	ft minimum –	minimum – ground	minimum – ground	minimum – ground	Side: 5 to 10'			lot width	
	ground floor; 10 ft	floor; 10 ft average	floor; 10 ft average	floor; 10 ft average	Rear: 5 to 10'			Rear: 5 to 10'	
	average for 2 nd &	for 2 nd & above	for 2 nd & above	for 2 nd & above					
	above floors.	floors.	floors.	floors.					
	Residential – all	Residential – all	Residential – all	Residential – all					
	floors – 10 ft.	floors – 10 ft. average	floors – 10 ft. average	floors – 10 ft. average					
	average								
Open Space	20%	20%	20%	20%	20%	20%	20%	20%	20%
	(private or public	(private or public	(private or public	(private or public	(private or public	(private or public	(private or public	(private or public	(private or public
	open space counts)	open space counts)	open space counts)	open space counts)	open space counts)	open space	open space	open space counts)	open space
						counts)	counts)		counts)
Building	All projects: 100%	All projects: 100%	All projects: 100%	All projects: 100%	All projects:	All projects:	All projects:	All projects:	Commercial: 80
Coverage					60 - 80%	50% to 80%	60 - 80%	60 - 80%	-100%
									Mixed Use: 60 –
									80%
Building	45'	45'	45'	45'	30'	35'	35'	35'	45'
Height	With 50% of total	With 50% of total	With 50% of total	With 50% of total	With 50% of total	With 50% of total	With 50% of total	With 50% of total	With 50% of total
	roof structure (per	roof structure (per	roof structure (per	roof structure (per	roof structure (per	roof structure	roof structure	roof structure (per	roof structure
	property) to have a	property) to have a	property) to have a	property) to have a	property) to have a	(per property) to	(per property) to	property) to have a	(per property) to
	5:12 roof pitch	5:12 roof pitch	5:12 roof pitch	5:12 roof pitch	4:12 roof pitch	have a 5:12 roof	have a 5:12 roof	5:12 roof pitch	have a 5:12 roof
						pitch	pitch		pitch
Parking	All Same, except	All Same, except	All Same, except	All Same, except	All Same, except	All Same, except	All Same, except	All Same, except	All Same, except
Requirements	parking calculation	parking calculation	parking calculation	parking calculation	parking calculation	parking	parking	parking calculation	parking
	will be based on net	will be based on net	will be based on net	will be based on net	will be based on net	calculation will	calculation will	will be based on net	calculation will
	floor area rather than	floor area rather than	floor area rather than	floor area rather than	floor area rather	be based on net	be based on net	floor area rather	be based on net
	gross	gross	gross	gross	than gross	floor area rather	floor area rather	than gross	floor area rather
						than gross	than gross		than gross
Other Parking	a. Continue Parking	a. Continue Parking In-	a. Continue Parking In-	a. Continue Parking In-	a. Continue Parking	a. Continue	a. Continue	a. Continue Parking	a. Continue
allowances	In-Lieu Fee Program. b. Allow use of	Lieu Fee Program. b. Allow use of parking	Lieu Fee Program. b. Allow use of parking	Lieu Fee Program. b. Allow use of parking	In-Lieu Fee Program. b. Allow use of	Parking In-Lieu Fee Program.	Parking In-Lieu Fee Program.	In-Lieu Fee Program. b. Allow use of	Parking In-Lieu Fee Program.
	parking lifts/elevators	lifts/elevators	lifts/elevators	lifts/elevators	parking lifts/elevators	b. Allow use of	b. Allow use of	parking lifts/elevators	b. Allow use of
	parking musicic vacous	11110/010 (411013	111.65/ 010 value 13	111.65/ 010 vac013	parking into/cicvators	parking lifts/	parking	parking into/cicvators	parking lifts/
						elevators	lifts/elevators		elevators
Min/Max.	15/35 du/acre	15/35 du/acre	15/35 du/acre	15/35 du/acre	15/23 du/acre	15/23 du/acre	15/23 du/acre	15/23 du/acre	15/23 du/acre
Density									
Inclusionary	15%	15%	15%	15%	15%	15%	15%	15%	15%
Planned	Storage of large	Storage of large	Storage of large	Storage of large	Storage of large	Storage of large	Storage of large	Storage of large	Storage of large
Development	recreational vehicles	recreational vehicles	recreational vehicles	recreational vehicles	recreational	recreational	recreational	recreational	recreational
Standards	not permitted on	not permitted on site;	not permitted on site;	not permitted on site;	vehicles not	vehicles not	vehicles not	vehicles not	vehicles not

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(comply with	site; and, parking	and, parking garages	and, parking garages	and, parking garages	permitted on site;	permitted on site;	permitted on site;	permitted on site;	permitted on site;
VMPDM &	garages must be	must be visually	must be visually	must be visually	and, parking	and, parking	and, parking	and, parking	and, parking
these	visually subordinate	subordinate	subordinate	subordinate	garages must be	garages must be	garages must be	garages must be	garages must be
additional					visually	visually	visually	visually	visually
standards)					subordinate	subordinate	subordinate	subordinate	subordinate
Standard	May be permitted on	May be permitted on	May be permitted on	May be permitted on	May be permitted	May be permitted	May be permitted	May be permitted	May be permitted
Modifications	a case-by-case basis	a case-by-case basis	a case-by-case basis	a case-by-case basis	on a case-by-case	on a case-by-case	on a case-by-case	on a case-by-case	on a case-by-case
& Density	where the applicant	where the applicant	where the applicant	where the applicant	basis where the	basis where the	basis where the	basis where the	basis where the
Increases	provides acceptable	provides acceptable	provides acceptable	provides acceptable	applicant provides	applicant	applicant	applicant provides	applicant
	evidence that the	evidence that the	evidence that the	evidence that the	acceptable	provides	provides	acceptable	provides
	modification or	modification or	modification or	modification or	evidence that the	acceptable	acceptable	evidence that the	acceptable
	increase is necessary	increase is necessary	increase is necessary	increase is necessary	modification or	evidence that the	evidence that the	modification or	evidence that the
	for the development	for the development	for the development	for the development	increase is	modification or	modification or	increase is	modification or
	to qualify for 1)	to qualify for 1)	to qualify for 1)	to qualify for 1)	necessary for the	increase is	increase is	necessary for the	increase is
	Silver or higher	Silver or higher	Silver or higher	Silver or higher	development to	necessary for the	necessary for the	development to	necessary for the
	LEED certification	LEED certification	LEED certification	LEED certification	qualify for 1) Silver	development to	development to	qualify for 1) Silver	development to
	while maintaining	while maintaining the	while maintaining the	while maintaining the	or higher LEED	qualify for 1)	qualify for 1)	or higher LEED	qualify for 1)
	the financial	financial feasibility of	financial feasibility of	financial feasibility of	certification while	Silver or higher	Silver or higher	certification while	Silver or higher
	feasibility of the	the project, 2) to	the project, 2) to	the project, 2) to	maintaining the	LEED	LEED	maintaining the	LEED
	project, 2) to provide	provide affordable	provide affordable	provide affordable	financial feasibility	certification	certification	financial feasibility	certification
	affordable housing;	housing; 3) for	housing; 3) for	housing; 3) for	of the project, 2) to	while	while	of the project, 2) to	while
	3) for projects that	projects that can't	projects that can't	projects that can't	provide affordable	maintaining the	maintaining the	provide affordable	maintaining the
	can't meet the	meet the minimum	meet the minimum	meet the minimum	housing; 3) for	financial	financial	housing; 3) for	financial
	minimum density;	density; and 4) other	density; and 4) other	density; and 4) other	projects that can't	feasibility of the	feasibility of the	projects that can't	feasibility of the
	and 4) other projects	projects that meet the	projects that meet the	projects that meet the	meet the minimum	project, 2) to	project, 2) to	meet the minimum	project, 2) to
	that meet the goals	goals of the Master	goals of the Master	goals of the Master	density; and 4)	provide	provide	density; and 4)	provide
	of the Master Plan	Plan	Plan	Plan	other projects that	affordable	affordable	other projects that	affordable
					meet the goals of	housing; 3) for	housing; 3) for	meet the goals of	housing; 3) for
					the Master Plan	projects that can't	projects that can't	the Master Plan	projects that can't
						meet the	meet the		meet the
						minimum	minimum		minimum
						density; and 4)	density; and 4)		density; and 4)
						other projects	other projects		other projects
						that meet the	that meet the		that meet the
						goals of the	goals of the		goals of the
						Master Plan	Master Plan		Master Plan